

## SALIENT DATA

<b>Name of Facility</b>	<b># 1167 Iconic Restaurant for Sale</b>
<b>Size in sq. ft.</b>	<b>3,900 sq. ft.</b>
<b>No. of Seats:</b>	<b>99 seats in restaurant;</b>
<b><u>Lease Information:</u></b>	<b>\$35 per sq. ft. plus additional rent (CAM) 5 year term with a 5-year option</b>
<b><u>Sales:</u></b>	<b>Gross sales: \$696,245 to fiscal year end September 30, 2024 without take-out \$705.000 in fiscal year end September 30m 2024 without take-out</b>
<b>Number of parking stalls:</b>	<b>5 dedicated stalls behind restaurant 20 stalls paid for by the rest; \$630 per month (to Nov. 15, 2026)</b>
<b>Style of cuisine:</b>	<b>East Indian</b>
<b>Customer Demographics:</b>	<b>Lots of long-term regulars; business people; tourists</b>
<b>Type of service:</b>	<b>Buffet at lunch and Wed. evening; menu service anytime</b>
<b>Hours of operation:</b>	<b>Monday – Friday 11:30 am – 2 pm for lunch buffet Wednesday night buffet 5 pm – 8:30 pm Evening service 4:30 pm – 9:30 pm; 7 days a week</b>

**General comments:** This is the first opportunity to buy this iconic restaurant in Calgary! The restaurant has been established for decades. The existing customer base and brand recognition bring strong added value. It's located on one of the major traffic arteries in Calgary with a very high traffic count and tremendous visibility.

The restaurant concept could be changed to a new owner's choice or keep the successful East Indian concept.

There's a popular and well-equipped food truck available for purchase from the owner for \$75,000. This vehicle could extend your reach and expose your brand into different parts of the City and events.

The owner is willing to sell the land and building – please see A2170133 on MLS or Realtor.ca or #1165 on restaurants4sale.ca

**ASKING PRICE:** **PRICE REDUCED TO \$369,000**

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